

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 5-1-01 Nob Hill Park of Commerce,
Sam Jazayri, 95 Warehouse Inc., 10350 State Road 84/Generally located on
the south side of State Road 84 between Bright Road and Nob Hill Road.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: SP 5-1-01 Nob Hill Park of Commerce, 10350 State Road 84 (CC)

REPORT IN BRIEF:

The applicant requests site plan approval for the 42.19 acres (1,837,944 square feet) site, generally located on the south side of State Road 84 between Bright Road and Nob Hill Road. The proposal is for a 523,425 square foot commerce center which will accommodate warehouse, office, and retail uses. The proposal is for seventeen (17) tilt-wall concrete structures. Buildings 1, 2, and 3 are two (2) stories and intended for office and retail uses, with the remaining buildings to be used for warehouse and office uses. The massing of the office/retail buildings is broken up by a barrel tile roofed entry features, and the mass of the warehouse/office buildings are broken up with projecting covered entries. The color scheme consists of three (3) earth tones with green accents which also to help brake up the massing of the structures.

Access is provided via a 50' opening on State Road 84 on the northwest boundary of the development. Continuing eastward from the entrance there is 50' of dedicated right-of-way extending through the project to connect to the existing access road. There is an existing sidewalk along State Road 84. Southward through the project is the main access way that is also 50' of dedicated right-of-way, with a sidewalk, which extends to the Nob Hill access road which will also provide a route for the parent pick-up and drop-off of students for Indian Ridge Middle School. Across the property line, the Nob Hill access road right-of-way will be improved by the developer for the school's parent pick-up/drop-off area. Traffic from the development will not be permitted to exit eastward through the Nob Hill access road, and this new access way will relieve some of the peak hour traffic on Nob Hill Road. Additionally, on the western boundary of the project is a dedicated 5' asphalt bicycle path for the Indian Ridge Middle school students. The site plan shows that the parking requirement has been met with 1,239 parking spaces being provided (1,223 required).

PREVIOUS ACTIONS: None

CONCURRENCES: At the October 21, 2003, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve subject to the planning report and the following conditions: 1) the architectural questions on buildings 11, 12, 6 and 7, that the applicant add the architectural elements to the rear of those buildings similar to what is on the front; 2) on buildings 4, 5, 8, 9, 10 and 13, to add canvas canopies over the rear doors and raise the rear concrete panels to periodically have arched tops, similar to the front; 3) to restudy the site plan and add dumpsters near the office buildings; 4) to redesign and install a median for traffic control at the northeast access to State Road 84; 5) to add an access point off of Commerce Drive for the neighbor to the west, aligning with the first or second drive into the office building; 6) and have the Town Arborist review the existing trees abutting the State Road 84 corridor so that the applicant could redesign the tree canopies along that corridor to match the renderings as displayed, and if Royal Palms are used (with the Town's approval), they should consist of ten-foot grey wood (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Owner/Agent:

Name: Sam Jazayri
95 Warehouse Inc.
Address: 3121 West Hallandale Beach Boulevard, Suite 101
City: Pembroke Park, FL 33009
Phone: (954) 981-1154

Background Information

Application History: No deferrals have been requested.

Application Request: Site plan approval for Nob Hill Park of Commerce.

Address/Location: 10350 State Road 84/Generally located on the south side of State Road 84 between Bright Road and Nob Hill Road.

Future Land Use Plan Map Designation: Commerce/Office

Zoning: CC, Commerce Center District

Existing Use: Vacant

Proposed Use: 523,425 square foot commerce center (warehouse, office, and retail uses)

Gross Parcel Size: 42.30 acres (1,839,538 square feet)

Net Parcel Size: 41.686 acres (1,815,860 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
North:	State Road 84 Digital Comm. Link Inc. The Original Company Picnic Company	Transportation Commerce/Office
South:	Ridgeview Estates North Parkwood Isles	Residential (5 DU/ AC)
East:	Diamond 5 Plat Indian Ridge Middle School	Commerce/Office Commercial
West:	Digital Comm. Link Inc. Park City West Village at Harmony Lake	Commerce/Office Residential (10 DU/ AC) Residential (5 DU/ AC)

Surrounding Zoning:

North:	T, Transportation District CC, Commerce Center District B-1, Neighborhood Business District
South:	R-5, Low Medium Dwelling District PRD-3.4, Planned Residential District
East:	CC, Commerce Center District CF, Community Facilities District
West:	CC, Commerce Center District T-1, Trailer Park (Broward County) PRD-5, Planned Residential District

Zoning History

Related History: The property was annexed into the Town of Davie through House Bill 880, effective October 1, 1981.

Previous Requests on same property: The plat for a 44.69 acre portion of the property, P 3-2-89 GBC Properties, was approved on June 21, 1989, and was subsequently recorded in Plat Book 144, Page 5 of the public records of Broward County. A portion of the GBC Plat was developed separately as Digital Comm. Link Inc., and then adjacent unplatted parcels were added to the site. Because of these circumstances the entire property is required to be replatted.

The rezoning, ZB 1-1-02 Nob Hill Park of Commerce II, was approved on August 7, 2002.

The plat, P 12-2-02 Nob Hill Park of Commerce will be considered by the Planning and Zoning Board on October 22, 2003, and will be considered concurrently with this site plan at the November 19, 2003, Town Council meeting.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 42.30 gross acres (1,839,538 square feet), or 41.686 net acres (1,815,860 square feet) site, generally located on the south side of State Road 84 between Bright Road and Nob Hill Road. The proposal is for a 523,425 square foot commerce center which will accommodate warehouse, office, and retail uses.
2. *Buildings:* The proposal is for seventeen (17) tilt-wall concrete structures. Buildings 1, 2, and 3 are two (2) stories and intended for office and retail uses, with the remaining buildings to be used for warehouse and office uses. The massing of the office/retail buildings is broken up by a barrel tile roofed entry features, and the mass of the warehouse/office buildings are broken up with projecting covered entries. The color scheme consists of three (3) earth tones with green accents which also to help brake up the massing of the structures.
3. *Phasing:* The plan shows the project will be developed in three (3) phases, with approximately 1/3 of the project being completed in each phase. The first phase will be construction of the lake, access roads, and buildings 1, 10, 11, 16, 17, and 18. The second phase will be the construction of buildings 2, 4, 5, 6, 7, and 15. The third phase will be the construction of buildings 3, 8, 9, 12, and 13.
4. *Access and Parking:* Access is provided via a 50' opening on State Road 84 on the northwest boundary of the development. Continuing eastward from the entrance there is 50' of dedicated right-of-way extending through the project to connect to the existing access road. There is an existing sidewalk along State Road 84. Southward through the project is the main access way that is also 50' of dedicated right-of-way, with a sidewalk, which extends to the Nob Hill access road which will also provide a route for the parent pick-up and drop-off of students for Indian Ridge Middle School. Across the property line, the Nob Hill access road right-of-way will be improved by the developer for the school's parent pick-up/drop-off area. Traffic from the development will not be permitted to exit eastward through the Nob Hill access road, and this new access way will relieve some of the peak hour traffic on Nob Hill Road. Additionally, on the western boundary of the project is a dedicated 5' asphalt bicycle path for the Indian Ridge Middle school students. The site plan shows that the parking requirement has been met with 1,239 parking spaces being provided (1,223 required).

5. *Landscaping:* The site plan shows 13.83 acres (602,336 square feet) or 32.7 percent of open space (30 percent required). The landscape plan shows a great variety of material that includes the following trees: Live Oak, Gumbo Limbo, Tamarind, Mahogany, Sabal Palmetto, Green Buttonwood, Tabebuia, and Ligustrum. A total 646 trees, 18 percent palms (25 percent allowed), and 18,091 ground covers are being provided to meet Code requirements.
6. *Compatibility:* The buffers along State Road 84 and the western boundary will be planted with trees and continuous hedge, the southern buffer will have an 8' high masonry wall then the landscape material, and the eastern buffer will have a 6' white vinyl fence, bicycle path, then the landscape material.
7. *Drainage:* The site plan depicts a 6.01 acres (261,912 square feet) lake in the center of the site. The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.
8. *Temporary Uses:* The site plan indicates a temporary construction trailer along State Road 84 at center of the site. There are three (3) locations for temporary storage compounds shown on the phasing plan to coincide with the construction phases. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

Significant Development Review Agency Comments

The Development Review Committee (DRC) comments from the Planning and Zoning Division and the Engineering Division and the applicant's response are attached as Exhibit #2. There were no significant comments from the other reviewing agencies and all minor comments were satisfied.

Applicable Codes and Ordinances

§ 12-83 Conventional Nonresidential Development Standards, CC, Commerce Center District, requires setbacks: front 60', side 5' minimum and 25' maximum (the total side setback requirement for both side lot lines combined shall equal ten (10) percent of the lot frontage), rear 25', and maximum height of 45'.

§ 12-34 (F) Commerce Center (CC) District--Limitations of Uses:

- (1) A maximum of twenty (20) percent of the gross floor area of a CC development may be used for one or more of the following uses:
 - (a) Personal services, such as barber shops, beauty salons, dry cleaners subject to limitations below, photographic studio, shoe repairs, health clubs.
 - (b) Restaurants, nightclubs, lounges with entertainment or consumption of alcoholic beverages on-premises.
 - (c) Florists.
 - (d) Gift shops.

- (e) Newsstands, bookstores.
- (f) Office supplies, sales and service, including printing, and excluding furniture sales.
- (g) Pharmacy.
- (h) Child care center, day nursery, and preschool.

(2) All exterior loading doors shall remain fully closed except during loading and unloading activities. All exterior loading doors shall be completely screened from public view from all property lines.

(6) Fences, walls and screening:

- (a) Fences and walls may be erected within the Commerce Center District to a maximum height of eight (8) feet.
- (b) The service entrances of buildings shall be screened from direct view through the use of a wall, fence or landscaped berm as recommended at the discretion of the site plan committee.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 4. This planning area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village at Harmony Lake development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities and mobile home parks.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Policy Group 8: Commerce/Office Use, Policy 8-1:* The Commerce/Office category shall provide for the suitable location of office complexes and multi-use developments in a campus like setting consistent with policies directing the location of commercial and industrial land uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Findings of Fact

Staff finds that the site plan complies with the development standards required by the CC, Commerce Center District, and is generally in conformance with all other applicable Codes, and Ordinances. The site plan meets or exceeds the minimum setbacks, open space, drainage, and parking requirements of the Land Development Code. Additionally, the intent of Future Land Use Plan Map designation of Commerce/Office is being met since this site plan shows a multi-use development adjacent to a major highway where commercial and industrial uses should be located.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval by staff:

1. Correct all site data throughout the submittal so the site plan matches the size of the property that is being replatted.
2. Revise the landscape planting details and notes to the specifications of the Town's Urban Forester.

Site Plan Committee Recommendation

At the October 21, 2003, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve subject to the planning report and the following conditions: 1) the architectural questions on buildings 11, 12, 6 and 7, that the applicant add the architectural elements to the rear of those buildings similar to what is on the front; 2) on buildings 4, 5, 8, 9, 10 and 13, to add canvas canopies over the rear doors and raise the rear concrete panels to periodically have arched tops, similar to the front; 3) to restudy the site plan and add dumpsters near the office buildings; 4) to redesign and install a median for traffic control at the northeast access to State Road 84; 5) to add an access point off of Commerce Drive for the neighbor to the west, aligning with the first or second drive into the office building; 6) and have the Town Arborist review the existing trees abutting the State Road 84 corridor so that the applicant could redesign the tree canopies along that corridor to match the renderings as displayed, and if Royal Palms are used (with the Town's approval), they should consist of ten-foot grey wood (Motion carried 5-0).

Town Council Action

Exhibits

1. Site Plan
2. Response to DRC Comments
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Jaime M. Plana
Architect / Planner / Urban Design

August 28, 2003

Mr. Christopher Gratz
Town of Davie
357 Hiatt Drive
Davie, FL 33314

Re: Nob Hill Park of Commerce
Town of Davie Project Number: SP 5-1-01

Dear Mr. Gratz,

Comments from Chris Gratz, Town of Davie, received on Friday, July 18, 2003, 11:30am.

Question

If the proposed development requires a temporary construction trailer and/or temporary storage compound, then it is recommended that a sheet clearly showing be part of the site plan submittal. If the temporary uses are not part of the site plan, then approval from the town Council for a temporary use permit is required by 12-316.

Construction trailer and/or temp storage has been added see sheet Sp-6.

Question

Make revisions throughout the entire plan to state: "right-of- way" and State Road 84.

Right-of- way" and State Road 84 has been corrected *in all locations*.

Question

Consider naming internal access roads or numeric names will be assigned.

The internal access roads has been named Commerce Park Place. See sheet SP-1.

Question

Provide a sheet that details the current traffic on all surrounding roads. Provide a sheet that projects the impact the development will have on these roads, i.e. a traffic study.

Traffic study has been submitted.

1053 S.W. 12th Street, Boca Raton, FL 33486 / (561) 447-9344 / 827-5841 / 447-4162 fax

Jaime M. Plana
Architect / Planner / Urban Design

Question

Revise plan so there are no parking spaces or dumpster encroaching into utility and canal maintenance easements.

The encroachment of all parkings and the dumpster from the easment near the canal has been deleted and relocated. see sheet SP-1

Question

Provide a phasing plan. Construction of each 1/3 of the warehouse/office component shall, at a minimum, correspond with the construction of each 1/3 of the office/retail componenet.

*Lake has been added into phase I construction.
Map of phase III is included in the new sheet SP-6.*

Question

Show the site triangles at all ingress/egress points.

*Refer to the civil Site plan for this requirement from the site plan by the architect.
An exhibit showing the turning radius of a fire engine or large truck will be added as a detail to the civil engineering sheets.*

Cover sheet

Question

Provide a cover sheet that has a character statement with a general description, estimated cost of the development, anticipated traffic generation, a type of utilities to serve project.

Character statement has been added to cover sheet

Question

Revise index of drawings and place them in the following order: cover sheet, site plan, survey, site details, paving, grading, and drainage plans, floor plans, elevations, landscaping, lighting, temporary uses.

*Index of drawings has been revised. see cover sheet.
The sheet sp-6 as temporary uses for the construction trailer location and the phased staging areas has been added.*

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Jaime M. Plana
Architect / Planner / Urban Design

Cover sheet

Question

Provide complete information (address, telephone, and fax numbers) for Owner, Arch., Landscape arch., and engineers.

See cover sheet for complete information on all the address, telephone, and fax numbers.

Site Plan, sp-1

Question

Provide correct zoning and land use property to the south. It is recommended that the name of the community be stated as well.

See location maps and plan for all the Correct zoning and the names.

Site Plan, sp-1

Question

Revise Keynotes by: changing #4 to state both sides to be covered with 2 coats of stucco cement, remove keynotes #7 & #8 and indicate meaning of #16.

Note number #4 has been revised to state both sides to be covered with 2 coats of stucco cement.

Note number #7 states Temporary construction trailer.

Note #8 state limits of construction.

Note # 16 is showing the site set back for the property.

Site Plan, sp-2

Question

Show dimensions of the existing sidewalk indicated on keynote #10. What is the condition and does it connect to other sidewalks?

Existing sidewalk has been shown as far to the east and west as possible(see Sheet SP-1)and is connected.

Site Plan, sp-5

Question

Provide a sign with the same name as proposed for the development.

The name of the plans is the same as shown on the sign detail. see sheet SP-5

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Jaime M. Plana
Architect / Planner / Urban Design

Landscape Plan review.

Question

Show all existing trees, shrubs, site improvements, and utilities (including power lines) on abutting properties within 25' of the property lines 12-201 (b)(3).

The plans have been revised to show vegetation in the 25' outside of our property..

Question

Revise planting details to reflect the specification of Dr. Ed Gilman from the U. of Fla. The information is found on the internet.

Plans will be revised to show this detail

Landscape

Question

Provide a professional evaluation of the existing trees that are proposed to be re-located. This includes and appraisal of tree quality, an assessment of tree structure, and hazard potential. The Town's Urban Forester shall make the final decision as to which trees are to be relocated.

An evaluation of the trees will be provided prior to submission for the tree removal permit. We will be retaining the services of a registered arborist to prepare the report.

No cypress mulch will be used.

Engineering

In response to the comments generated by Chris Ruiz and Larry Peters of the Engineering Department, the following items are provided:

1. **Please clarify what state plane coordinate system was used for boundary survey. The Town of Davie is gradually standardizing all electronic drawing. As-Built survey files submitted to the Town. Plat and survey should be prepared in accordance with State Plane Coordinates, North American Datum of 1983, as corrected by 1990 addition.**

The survey referenced the state plane coordinate system relative to the National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as shown on the "Stoner/Keith Resurvey III", as recorded in Misc. Map Book 5, Page 9 of the Public Records of Broward County, Florida, and as transformed to the North American Vertical

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Jaime M. Plana
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Datum of 1983 with the 1990 adjustment.

2. **Provide 25'x25' Site Triangles and 40'x40' site triangles at the intersections of the drive aisles and the 50' R.O.W. and S.R. 84 and at the intersections of drive aisles and the 50' R.O.W.**

Shown as requested on sheet C1, the Civil Geometry plan.

3. **Please correct the parking layout to show the loading zones correctly and to eliminate the parking area in the easement area.**

As requested the correct parking layout is shown and the parking lot has been removed from all easements. Please refer to the Civil Geometry plan.

4. **The entrance from S.R. 84 into the site will need to accommodate a truck turning radius for a tractor-trailer (wb-50).**

As requested the entrance will allow a tractor-trailer to enter from S.R. 84 into the site.

5. **Please show the fire hydrants have sufficient spacing to provide service over the entire site.**

The hydrants have been shown with a 250' radius around them on sheet C1 to illustrate the coverage provided for fire protection.

6. **Show the off-site roadway improvements between Bright Road and the westerly entrance from S. R. 84 into the site.**

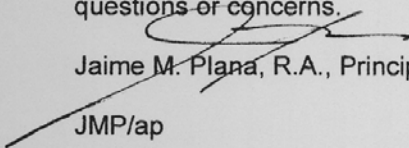
As requested the off-site roadway plans from Bright Road to the westerly entrance into the Nobhill Park of Commerce has been shown on all plans.

7. **Show the stacking at each entry into a parking aisle from the adjacent 50' R.O.W.**

The 22' stacking length is shown on sheet C1 of the plans at each entrance from the 50' R.O.W. into the intersecting drive aisle.

This concludes our responses to your comments. We are hereby transmitting to you the drawings aforementioned with the corrections thereto.

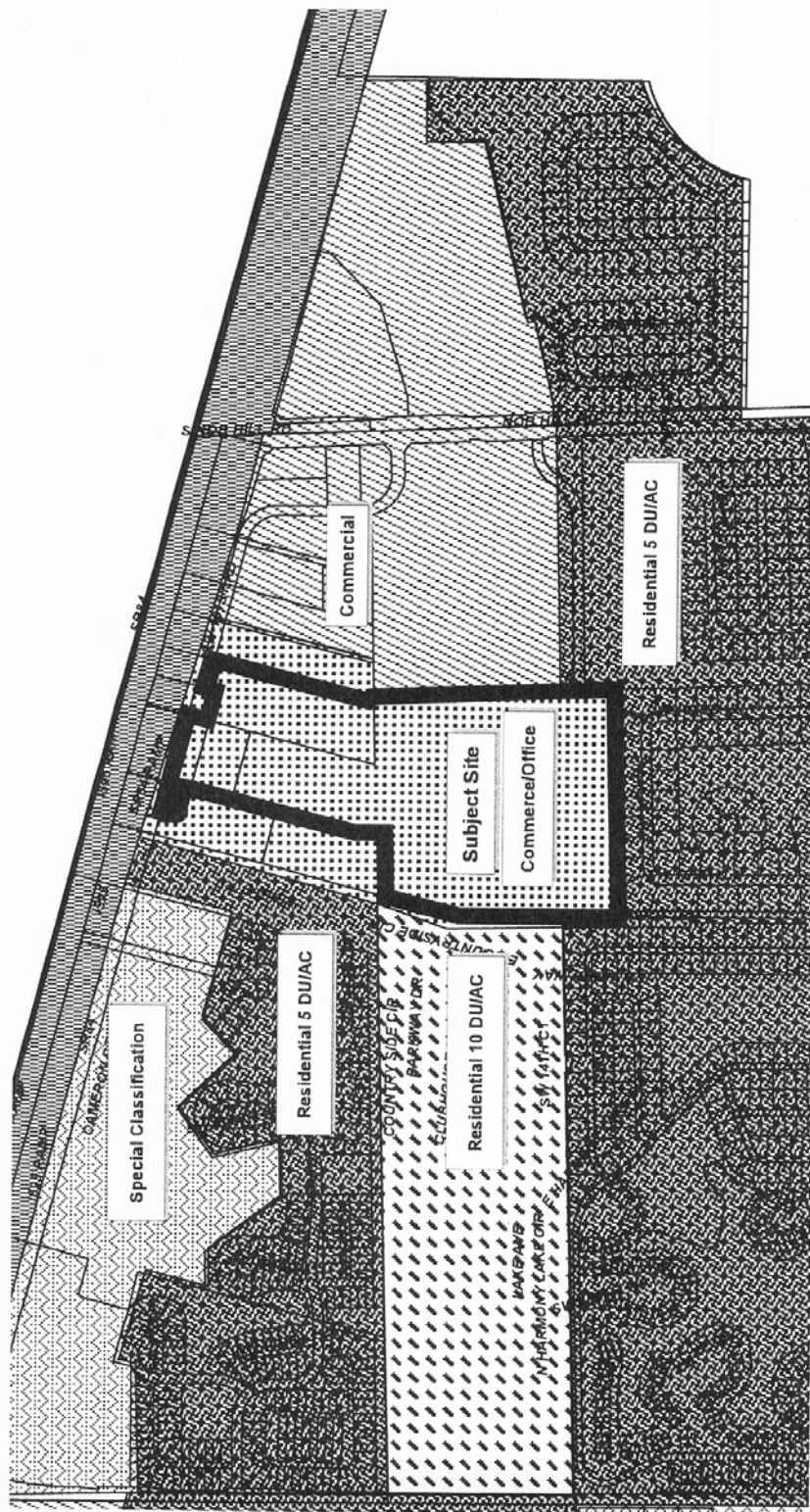
Please review the same, and call or fax me at your convenience with any questions or concerns.


Jaime M. Plana, R.A., Principal

JMP/ap

enclosures.

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Date Flown:
12/31/00

Prepared By: CMG
Date Prepared: 9/16/03

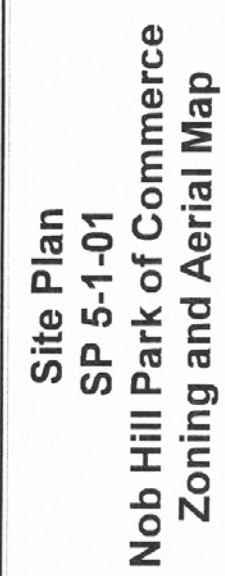


600 0 600 1200 Feet

Planning & Zoning Division - GIS



Site Plan SP 5-1-01 Nob Hill Park of Commerce Future Land Use Plan Map



1200 Feet

Planning & Zoning Division - GIS